

162.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

837,100 / 837,100

USE VALUE:

837,100 / 837,100

ASSESSED:

837,100 / 837,100


Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 34 | | LINDEN ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-------------------------|--|
| Owner 1: BLISS MARGARET | |
| Owner 2: KELLAR WILLIAM | |
| Owner 3: | |

Street 1: 34 LINDEN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: REINGOLD CHARLES A-ETAL -

Owner 2: SPIELMAN ROSALIND/TRUSTEES -

Street 1: 34 LINDEN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,961 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 2121 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6961 | | Sq. Ft. | Site | | 0 | 70. | 0.90 | 8 | | | | | | | | | 440,180 | | | | | | 440,200 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 107805 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 10/24/08 |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | | | | |
|-----------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 397,100 | 0 | 6,961. | 440,200 | 837,300 | 837,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 297,300 | 0 | 6,961. | 440,200 | 737,500 | 737,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 297,300 | 0 | 6,961. | 389,900 | 687,200 | 687,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 297,300 | 0 | 6,961. | 327,000 | 624,300 | 624,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 297,300 | 0 | 6,961. | 327,000 | 624,300 | 624,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 279,900 | 0 | 6,961. | 283,000 | 562,900 | 562,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 279,900 | 0 | 6,961. | 273,500 | 553,400 | 553,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 279,900 | 0 | 6,961. | 260,300 | 540,200 | 540,200 | | 12/13/2012 |

SALES INFORMATION

| TAX DISTRICT | | PAT ACCT. | | | | | | | |
|-----------------|-----------|-----------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| REINGOLD CHARLE | 44223-138 | | 12/2/2004 | | 576,000 | No | No | | |
| | 23465-460 | | 7/27/1993 | | 99 | No | No | A | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 4/24/2017 | 462 | Redo Kit | 69,814 | O | | | | |
| 2/27/2015 | 191 | Redo Bat | 15,400 | | | | | Renovation of bath |
| 8/26/2011 | 925 | Manual | 11,000 | | | | | REPL ENTRY |
| 6/12/2009 | 474 | Re-Roof | 8,740 | | | | | |
| 7/13/2007 | 564 | New Wind | 25,000 | | | G9 | GR FY09 | replace porch foot |
| 8/16/1995 | 482 | Manual | 2,000 | | | | | REBUILD PORCH |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 5/21/2015 | Permit Insp | PC | PHIL C |
| 10/24/2008 | Meas/Inspect | 345 | PATRIOT |
| 4/3/2005 | MLS | MM | Mary M |
| 12/2/1999 | Meas/Inspect | 263 | PATRIOT |
| 1/1/1982 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|------------------------------|------------------------------------|-------------------|------------------|--------------------------------------|--------|---------------------------------|--|-----|-----|-----|------|--------|------------|------------|--------------|-------|--|-----|--|--|----|--|--|------|--|--|----|
| EXTERIOR INFORMATION | | | BATH FEATURES | | | COMMENTS | | | SKETCH | | | | | | | | | | | | | | | | | | | | |
| Type: 15 - Old Style | Sty Ht: 2A - 2 Sty +Attic | (Liv) Units: 1 | Full Bath: 1 | Rating: Very Good | A Bath: Rating: | SINK IN BSMT. | | | <table border="1"> <tr> <td>SFL</td> <td>5</td> <td>SFL</td> </tr> <tr> <td>OPP</td> <td></td> <td>EFP</td> </tr> <tr> <td>(445)</td> <td></td> <td>BMT</td> </tr> <tr> <td colspan="2"></td> <td>12</td> </tr> <tr> <td colspan="2"></td> <td>(60)</td> </tr> <tr> <td colspan="2"></td> <td>34</td> </tr> </table> | | | SFL | 5 | SFL | OPP | | EFP | (445) | | BMT | | | 12 | | | (60) | | | 34 |
| SFL | 5 | SFL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OPP | | EFP | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (445) | | BMT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | (60) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 34 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | Frame: 1 - Wood | Prime Wall: 1 - Wood Shingle | 3/4 Bath: 1 | Rating: | A 3QBth: Rating: | | | | 13 | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: % | | | 1/2 Bath: 1 | Rating: Good | A HBth: Rating: | | | | 11 | | | | | | | | | | | | | | | | | | | | |
| | | | OthrFix: 1 | Rating: Good | | | | | 10 | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Color: GRAY | | | | RESIDENTIAL GRID | | | 2 | | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | Kits: 1 | Rating: Very Good | A Kits: Rating: | 1st Res Grid Desc: Line 1 # Units: 1 | | | FFL BMT (24) | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | Fpl: 1 | Rating: Good | Frpl: 1 | Rating: Good | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | | | | |
| Grade: C - Average | Year Blt: 1916 | Eff Yr Blt: | WSFlue: 1 | Rating: | Other | | | | | | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | Jurisdct: G16 | Lvl 2 | | Upper | | | | | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | Lump Sum Adj: | Fact: . | Lvl 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | Lower | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wall: 2 - Plaster | Sec Int Wall: % | Totals | RMS: 7 | BRs: 3 | Baths: 1 | HB: 1 | | | | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | Prim Floors: 3 - Hardwood | Sec Floors: 5 - Lino/Vinyl | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | Subfloor: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | Electric: 3 - Typical | Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | Heat Fuel: 1 - Oil | Heat Type: 5 - Steam | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | % Heated: 100 | % AC: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | % Com Wall | % Sprinkled: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | Make: | Model: | Serial #: | Year: | Color: | | | | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | PARCEL ID 162.0-0001-0004.0 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | | | | | | | | | | | | | |

REMODELING

| | | | | |
|---------------|---------|-----|-----|----|
| Exterior: | No Unit | RMS | BRS | FL |
| Interior: | 1 | 7 | 3 | |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | | | | |
| | 1 | 7 | 3 | |

RES BREAKDOWN

| | | | | |
|--|---------|-----|-----|----|
| | No Unit | RMS | BRS | FL |
| | 1 | 7 | 3 | |

DEPRECIATION

| | | |
|-------------------------|-----|---|
| Phys Cond: GV - Good-VG | 10. | % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: 10.8 % | | |

CALC SUMMARY

| | |
|---------------------------|-----------------------|
| Basic \$ / SQ: 130.00 | Size Adj.: 1.24625206 |
| Const Adj.: 0.98549062 | Adj \$ / SQ: 159.662 |
| Other Features: 91450 | Grade Factor: 1.00 |
| NBHD Inf: 1.00000000 | NBHD Mod: |
| LUC Factor: 1.00 | WtAv\$/SQ: |
| Adj Total: 444975 | AvRate: |
| Depreciation: 48057 | Ind.Val: |
| Depreciated Total: 396918 | Juris. Factor: 1.00 |
| | Before Depr: 159.66 |
| | Special Features: 0 |
| | Final Total: 396900 |
| | Val/Su Net: 123.64 |
| | Val/Su SzAd: 225.38 |

SUB AREA

| | | | | | | | | | | |
|--------------------------|--------------|-----------|-----------|----------------|----------|--------|---------|--------|----|-------|
| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| SFL | Second Floor | 921 | 159.660 | 147,049 | BMT | 100 | RRM | 40 | F | |
| BMT | Basement | 900 | 54.030 | 48,627 | | | | | | |
| FFL | First Floor | 840 | 159.660 | 134,116 | | | | | | |
| UAT | Upper Attic | 204 | 63.860 | 13,028 | | | | | | |
| EFP | Enclos Porch | 196 | 40.520 | 7,942 | | | | | | |
| STG | Storage | 104 | 7.810 | 812 | | | | | | |
| OPP | Open Porch | 45 | 43.360 | 1,951 | | | | | | |
| Net Sketched Area: 3,210 | | | | Total: 353,525 | | | | | | |
| Size Ad | 1761 | Gross Are | 3822 | FinArea | 2121 | | | | | |

SUB AREA DETAIL

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

IMAGE

AssessPro Patriot Properties, Inc